



SYNOPSIS

HISTORIC LANDMARKS COMMISSION DESIGN REVIEW COMMITTEE (DRC) MEETING

WEDNESDAY, SEPTEMBER 21, 2016

1:00 – 2:00 P.M.

**City Hall Tower, 3rd Floor
200 East Santa Clara Street
ROOM T-332**

COMMITTEE MEMBERS

**Edward Saum, HLC Chair
Patricia Jones (Absent)**

Design Review Committee Meeting Goal: Discuss project design conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Proposed project for consideration:

H15-047 & HP15-003: Site Development Permit and Historic Preservation Permit to allow the partial demolition of two buildings, City Landmark No. 74, "Herrold College" and Structure of Merit "Hegerich & Kemling Auto Sales", the total demolition of a third building, and the construction of a 25-story building with up to 300 residential units and approximately 5,000 square feet of commercial space. The facades of the City Landmark and Structure of Merit will be incorporated into the project design. The project is located on a 0.5-gross acre site on the northeast corner of S. Market Street and E. William Street (493, 465, 467, 455 S 1st Street; 470 & 460 S Market Street).

Project Manager: Tracy Tam

[Project Plans](#)

[Draft Environmental Impact Report Appendix B: Historic Project Assessment](#)

Primary conclusions reached by the Subcommittee's discussion:

- The design presented to the Subcommittee shows a more respectful treatment of the historic resources than a previous version of the design that was reviewed by the full Historic Landmarks Commission.

HARRY FREITAS, DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT

- The height of the leasing office and gas meter room facades is preferable to an alternative design where the height of the new facades would match that of the adjacent historic facades. The reduced height allows the cornice of the historic facades to show and provides a better visual transition between the historic facades and the new storefront that will face William Street.
- There should be a greater setback between the historic facades and the new construction on the Market Street side. However, maintaining a larger setback from the historic facades on S. 1st Street is more important than the setback on Market Street. If it is not possible to increase the setback on the Market Street side without reducing it on the S. 1st Street side then the smaller setback on Market is acceptable.
- Reconsider the use of the yellow accent color on the Market Street façade. Evaluate using an accent color that better relates to the color pallet of the historic facades.
- Use a softer color for the metal panels on the leasing office and gas meter room/exit discharge instead of the bright white that is proposed. Use of the bright white color is acceptable on the new storefront that would front onto William Street.